



**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

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Gloria Molina
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Commissioners

William K. Huang
Acting Executive Director

July 29, 2008

ADOPTED
Community Development Commission

Honorable Board of Commissioners
Community Development Commission
of the County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

E 1 - D 1

AUG 05 2008

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Commissioners:

**APPROVAL OF ALLOCATION OF CITY OF INDUSTRY REDEVELOPMENT
HOUSING SET-ASIDE FUNDS AND HOME INVESTMENT PARTNERSHIPS
FUNDS FOR THE DEVELOPMENT OF UP TO 60 UNITS OF AFFORDABLE
HOUSING IN UNINCORPORATED EAST LOS ANGELES AND APPROVAL OF
ENVIRONMENTAL DOCUMENTATION (District 1) (3 Vote)**

SUBJECT:

This letter requests that your Board approve the allocation of HOME Investment Partnership funds and City of Industry Funds to finance the site acquisition and construction of 3rd & Woods Family Housing, a multifamily rental housing development to be located in unincorporated East Los Angeles.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Consider the attached Environmental Assessment/Mitigated Negative Declaration prepared pursuant to the requirements of the California Environmental Quality Act (CEQA), together with any comments received during the public review process, for the development of 3rd & Woods Family Housing (Project), a three-story affordable multifamily rental housing development of up to 60 units, located at 5051 E. 3rd Street in the unincorporated community of East Los Angeles
2. Find that with the incorporation of the mitigation measures identified in the Mitigation and Monitoring Plan, required as a condition of approval for the Project, the proposed building construction and associated property improvements will not have a significant effect on the

environment; approve the Environmental Assessment/Mitigated Negative Declaration; find that the Project will have no adverse effect on wildlife resources; and authorize the Acting Executive Director of the Community Development Commission (Commission) to complete and file with the County Clerk a Certificate of Exemption for the Project.

3. Find that the Environmental Assessment/Mitigated Negative Declaration (EA/MND) for the Project reflects the independent judgment of the Commission, instruct the Acting Executive Director to file with the County Clerk a Notice of Determination, as required by CEQA; and instruct the Acting Executive Director to take any and all actions necessary to complete the implementation of this environmental review action for the Project.
4. Approve a loan to Woods Family Housing Partners, L.P. (Developer) using a total amount of up to \$2,037,000 in City of Industry Redevelopment Housing Set-Aside Funds (Industry Funds) and \$2,157,125 in HOME Investment Partnerships funds (HOME funds) for the development of the Project, which has been selected through a Notice Of Funding Availability (NOFA) jointly issued by the Housing Authority and the Commission on January 2, 2007, which loan will be administered by the Commission.
5. Authorize the Acting Executive Director to use up to \$3,347,875 in HOME funds to acquire the Project site, located at 5051 E. 3rd Street (Property), from National Community Renaissance of California (CORE).
6. Authorize the Acting Executive Director to use up to \$200,500 in HOME funds, as needed, for unforeseen Project costs related to the acquisition, construction and permanent financing of the Project.
7. Authorize the Acting Executive Director to incorporate, as needed, a total of up to \$5,705,500 in HOME funds and \$2,037,000 in Industry Funds into the Commission's Fiscal Year 2008-2009 approved budget, for the purposes described above.
8. Authorize the Acting Executive Director to negotiate and execute a Loan Agreement, attached in substantially final form, and all related documents for the purposes described above, following approval as to form by County Counsel.

9. Authorize the Acting Executive Director to negotiate Site Acquisition and Ground Lease Agreements with the Developer for the Project, for the purposes described above, and authorize the Acting Executive Director to execute the Site Acquisition and Ground Lease Agreements and all related documents following approval as to form by County Counsel.
10. Authorize the Acting Executive Director to execute documents to subordinate the loan and Ground Lease to permitted construction and permanent financing, to execute any necessary intergovernmental, interagency, or inter-creditor agreements, and to execute and modify all related documents as necessary for the implementation of the Project.

PURPOSE /JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of the recommended actions is to approve environmental documentation, site acquisition and the allocation of Industry Funds and HOME funds for 3rd & Woods Family Housing, an affordable multifamily rental housing development located at 5051 E. 3rd Street in unincorporated East Los Angeles. Funding approval will increase the ability of the Developer to leverage other non-County funding sources.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund.

The Commission is recommending loaning funds to the Developer in a total amount of up to \$2,157,125 in HOME funds and \$2,037,000 in Industry Funds to construct the Project. Further, up to \$3,347,875 of HOME funds will be used to fund the Commission's acquisition of the Property from CORE.

A contingency of up to \$200,500 in HOME funds is being set aside for unforeseen costs related to acquisition, construction and permanent financing costs of the Project.

Final loan amounts will be determined following completion of negotiations with the Developer and arrangements with other involved lenders. Each loan will be evidenced by a promissory note and secured by a deed of trust, with the term of affordability enforced by a recorded Covenants, Conditions and Restrictions document.

A Financial Analysis is provided as Attachment A.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

On December 20, 2005, your Board authorized the Commission to administer Industry Funds on behalf of the Housing Authority for development of affordable housing projects when such projects are also funded with a majority of HOME funds.

The current funding recommendations will provide HOME funds and Industry Funds to the Developer through a Loan Agreement with the Commission, to be executed by the Acting Executive Director following completion of financial arrangements and approval as to form by County Counsel. The Loan Agreement will incorporate affordability restrictions and provisions requiring Developer to comply with all applicable federal, state, and local laws.

The Developer will be the legal recipient of HOME funds and Industry Funds and will also be named as Tenant or Lessee in the Ground Lease Agreement for the Property. The Southern California Housing Development Corporation of Los Angeles (SCHDC-LA) will be the managing general partner for the Developer. SCHDC-LA is a 501(c)(3) non-profit Community Housing Development Organization.

The Project was selected for funding through the Commission's HOME and Industry Notice of Funding Availability (NOFA) process in 2007. The HOME loan (in the anticipated net amount of \$2,157,125 after Property acquisition funding) and the Industry loan will be subordinated to the construction and permanent financing provided by private financial institutions and other public sources.

The Commission intends to purchase the Property from CORE, the parent company of SCHDC-LA, for a total amount not to exceed \$3,347,875. Following acquisition, the Commission will lease the Property to the Developer for a period of 99 years. The Developer may acquire additional land contiguous to the Property. If additional land is acquired, it will be conveyed to the Commission and the Loan Agreement and the Ground Lease Agreement will be amended to reflect the additions.

The Project will consist of three stories and up to 60 units. Fifty-nine units will be set aside for low-income families with incomes at or below 50 percent of the area median income (AMI), as defined by the U.S. Department of Housing and Urban Development (HUD) for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for household size. The remaining unit will be set-aside for the manager and will have no income restrictions. It is anticipated that six of the 59 affordable units will be reserved for families with incomes at or below 30 percent of AMI. The Project will also include up to 3,000 square feet of commercial space, the use of which will be determined at a later date, subject to approval by the Commission.

The Commission plans to acquire the Property and Ground Lease it to the Developer. This will permit the Commission to retain long term site ownership of unincorporated County land. The Ground Lease will be executed concurrently with

the acquisition of the Property, enabling the Developer to maintain and evidence uninterrupted site control.

The Project is federally funded and not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program, implemented by the County of Los Angeles. Instead, the Developer will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

ENVIRONMENTAL DOCUMENTATION:

An Environmental Assessment was prepared for the project pursuant to the requirements of the National Environmental Policy Act of 1969. This document describes the proposed project, evaluates the potential environmental effects, and describes the mitigation measures necessary to avoid potentially significant environmental effects from the project. Based on the conclusions and findings of the Environmental Assessment, a Finding of No Significant Impact was approved by the Certifying Official of the Community Development Commission on September 20, 2007. Following the required public and agency comment period, HUD issued a Release of HOME funds for the Project on October 5, 2007.

Consistent with the provisions of the CEQA Guidelines, Article 14, Section 15221, notice was provided to the public that the Environmental Assessment would be used in place of an Initial Study to satisfy CEQA requirements. The EA/MND was circulated for public review as required by state and local law, and the EA/MND, in conjunction with the Mitigation and Monitoring Plan, meets the requirements of CEQA.

Approval of the EA/MND, including the Mitigation and Monitoring Plan, and filing of a Notice of Determination with the County Clerk will satisfy CEQA requirements. A fee must be paid to the State Department of Fish and Game when certain notices required by CEQA are filed with the County Clerk. The Commission is exempt from paying this fee when your Board finds that the Project will have no significant impact on wildlife resources. The Project is located in an urban setting, and the EA/MND concludes that there will be no adverse effect on wildlife resources.

The environmental review record for this Project is available for public viewing during regular business hours at the Commission's main office located at 2 Coral Circle in Monterey Park.

IMPACT ON CURRENT PROGRAM:

The requested actions will increase the supply of affordable housing for low-income families in the County.

Respectfully submitted,

for 

WILLIAM K. HUANG
Acting Executive Director

Attachments: 3
WKH:CBB

ATTACHMENT A **HOUSING FINANCIAL ANALYSIS** **3rd and Woods Family Housing**

The Project will be located on the northwest corner of East Third Street and South Woods Avenue in unincorporated East Los Angeles. The Project will be three stories and consist of up to 60 two- and three-bedroom units to serve low-income families. The following is a financial analysis of the Project:

USES	TOTAL	PER UNIT
Total Development Cost	\$ 27,426,224	
<i>Less: Commercial Space Costs</i>	<i>\$ (458,469)</i>	
Residential Development Costs	\$ 26,967,755	\$ 449,463
 SOURCES		
<u>Construction Phase</u>		
Construction Loan (private)	\$ 9,358,660	
LIHTC Equity - 9%	\$ 6,587,500	
HOME	\$ 5,505,000	
Industry	\$ 2,037,000	
State HCD In-Fill Infrastructure	\$ 2,441,755	
Developer Equity	\$ 105,000	
Deferred Costs	\$ 932,840	
Total Residential Construction Sources	\$ 26,967,755	\$ 449,463
 <u>Commercial Sources</u>		
<i>plus: Loan* / Developer's Equity</i>	<i>\$ 25,224</i>	
<i>plus: LIHTC Equity*</i>	<i>\$ 180,000</i>	
<i>plus: Other*</i>	<i>\$ 253,245</i>	
 Total Construction Sources	\$ 27,426,224	\$ 457,104
 <u>Permanent Phase</u>		
Permanent 1st Loan (private)	\$ 3,114,000	
LIHTC Equity - 9%	\$ 13,355,000	
HOME	\$ 5,505,000	
Industry	\$ 2,037,000	
State HCD In-Fill Infrastructure	\$ 2,441,755	
Developer Equity		
Deferred Developer Fee	\$ 515,000	
Total Residential Permanent Sources	\$ 26,967,755	\$ 449,463
 <u>Commercial Sources</u>		
<i>plus: Loan* / Developer's Equity</i>	<i>\$ 25,224</i>	
<i>plus: LIHTC Equity</i>	<i>\$ 180,000</i>	
<i>plus: Other*</i>	<i>\$ 253,245</i>	
 Total Permanent Sources	\$ 27,426,224	\$ 457,104

*Proposed funding sources not currently committed.

ATTACHMENT B

**ENVIRONMENTAL ASSESSMENT
MITIGATED NEGATIVE DECLARATION**

**County of Los Angeles
Community Development Commission**

**DRAFT MITIGATED NEGATIVE DECLARATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

PROJECT TITLE: 3rd and Woods Mixed Use Construction Project

PROJECT DESCRIPTION: The proposed project involves the demolition of an existing 2-story commercial building and construction of affordable housing and retail space. The new 3-story building would provide 60 units of affordable housing with surface and underground parking. The ground floor of the development would include approximately 3,000 square feet of commercial space and 2,100 square feet of recreational space. The project would cover approximately 60,000 square feet.

The site is zoned LCC3 (Commercial Office). A zone change would be necessary.

PROJECT LOCATION: The project site is located at 5051 E. 3rd Street, in unincorporated Los Angeles County, California.

MITIGATION MEASURES INCLUDED IN THE PROJECT TO AVOID POTENTIALLY SIGNIFICANT IMPACTS:

The following mitigation measures are required:

1. **Archaeological Resources.** In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the APE must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Gabrielino representative should monitor any archaeological field work associated with Native American materials. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.
2. **Hazardous Materials.** In accordance with the Phase II Environmental Assessment for the project site, conducted by Converse Consultants, the following mitigation measures shall be implemented prior to project development:
 - Concentrations of TPH-G in samples from three borings (GP-4, GP-5 and GP-10) at a depth of 5 feet below ground surface (bgs) were reported in excess of the (Maximum Soil Screening Level) MSSSL. These samples, as well as the 5-foot sample from GP-11 and the 10-foot sample from GP-4, were reported to contain various VOCs at concentrations exceeding the respective PRG-r values. As a result, soil within the vicinity of these boring shall be removed to a depth of 10 bgs.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Red Cross Mixed Use Construction Project /HMD001

HUD - NEPA- ENVIRONMENTAL ASSESSMENT

- Project Name:** 3rd and Woods Mixed Use Construction Project
- Project Location:** The project site is located at 5051 E. 3rd Street, in unincorporated Los Angeles County, California. Figure 1 shows the regional location of the project, and Figure 2 shows the location of the project site within Los Angeles County.
- Assessor's Parcel Number(s):** 5250-003-901, 902 & 903
- Statement of Need:** The project is consistent with the guidelines of the CDBG program. The proposed project provides for the development of affordable housing.
- Project Description:** The proposed project involves the demolition of an existing 2-story commercial building and construction of affordable housing and retail space. The new 3-story building would provide 60 units of affordable housing with surface and underground parking. The ground floor of the development would include approximately 3,000 square feet of commercial space and 2,100 square feet of recreational space. The project would cover approximately 60,000 square feet.
- The site is zoned LCC3 (Commercial Office). A zone change would be necessary.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: 3rd and Woods Mixed Use Construction Project /HMD001

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
							The proposed project involves the development of affordable housing and is not expected to generate substantial noise. The project is itself a noise sensitive use. A noise measurement was taken at the project site on March 12, 2007. The noise measurement indicated a noise level of 68.0 dBA Leq. Thus, noise levels onsite may exceed HUD's 65 decibel Ldn exterior standard for residences.
Air Quality							
Effects of Ambient Air Quality on Project and Contribution to Community Air Pollutant Levels	X						<p>The project site is located in the South Coast Air Basin, which is a nonattainment area for ozone, carbon monoxide, and fine particulate matter (PM₁₀). Project residents would be exposed to potentially unhealthy ambient air because this regional condition cannot be feasibly mitigated. Traffic associated with the project would incrementally increase air pollutant emissions, but such emissions would not exceed locally adopted significance thresholds or hinder attainment of state or federal air quality standards (d).</p> <p>Existing South Coast Air Quality Management District (SCAQMD) regulations restrict the emissions of dust and fumes during construction and the project would be required to conform to these requirements.</p>
Environmental Design and Historic Values							
Visual Quality - Coherence, Diversity, Compatible Use, and Scale	X						The proposed project would involve the development of 60 units of affordable housing, retail space, and subsurface parking. The surrounding land uses consist of residential, commercial, and office development (b). The project would be compatible with the visual context of the existing neighborhood.
Historic, Cultural, and Archaeological Resources					X		Historic and archaeological evaluations were conducted for the project site (see attached reports prepared by San Buenaventura Research Associates [e] and Conejo Archaeological Consultants [f]). Based on the historic resources evaluation, the project site is not eligible for listing on the National Register of Historic Places. Conejo Archaeological Consultants determined that no known archaeological resources would be adversely affected by project implementation. However, during grading, or any other earth moving events, discovery of any archaeological finds would require immediate cessation of activities and review by a qualified professional of the find for recommendations.
Socioeconomic Conditions							

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: 3rd and Woods Mixed Use Construction Project /HMD001

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
							development.
Storm Water	X						The proposed project would not increase stormwater generation as impervious surfaces currently cover the entire project site. Storm drains would be installed on the site as part of project development and would be sized adequately to accommodate runoff from the site. The project would comply with local, state, and federal requirements pertaining to control of stormwater runoff. Therefore, significant impacts are not anticipated.
Water Supply					X		Water service would be provided by the Los Angeles County Waterworks (a). The proposed project would incrementally increase water consumption as compared to the current use but is not expected to significantly affect water supply. Nevertheless, because of ongoing concerns about water supply in the Southern California region, water conservation measures shall be incorporated into the design of the project.
Public Safety Police	X						The Los Angeles County Sheriff's Department's East Los Angeles Station, located adjacent to the project site at 5019 East Third Street, provides police protection services in the project vicinity (a, g). The proposed project would incrementally increase demand for police protection services. However, this increase would be nominal and no adverse impacts to police services are expected.
Fire	X						The Los Angeles County Fire Department Station 22 would provide fire protection, paramedic and emergency medical technician services to the project site. The station is located 928 South Gerhart Avenue, approximately 1.7 miles southeast of the project site (a, g). The proposed project would incrementally increase the demand for fire protection services; however, the site is within the existing service area. Assuming compliance with Fire Department requirements, no adverse impacts to fire protection services are anticipated from development of the project.
Emergency Medical	X						The Los Angeles County Fire Department would provide emergency medical services. Emergency victims would be taken to the Los Angeles County King-Drew Medical Center or Robert F. Kennedy Medical Center emergency rooms (a, g). No adverse impacts to emergency medical services are anticipated.
Open Space And Recreation Open Space	X						The proposed project would not adversely affect any areas designated as public open space.
Recreation	X						Belvedere Park and Obregon Park are located

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: 3rd and Woods Mixed Use Construction Project /HMD001

Area of Statutory/ Regulatory Compliance	Not Applicable To this Project	Consultation Required and Completed	Permits Required and Obtained	Project Consistent with Applicable Policies	Conditions and/or Mitigation Actions Required	Note Compliance Documentation
1. Historic Properties 36 CFR 800 (CDBG) 36 CFR 801 (UDAG)					X	Historic and archaeological evaluations were conducted for the project site (see attached reports prepared by San Buenaventura Research Associates [e] and Conejo Archaeological Consultants [f]). Based on the historic resources evaluation, the project site is not eligible for listing on the National Register of Historic Places. Conejo Archaeological Consultants determined that no known archaeological resources would be adversely affected by project implementation. However, during grading, or any other earth moving events, discovery of any archaeological finds would require immediate cessation of activities and review by a qualified professional of the find for recommendations.
2. Floodplain Management 42 FR 26951	X					The project site is located within flood zone C or X, FEMA panel 06504308-50B, indicating minimal flood potential and no flood insurance requirement (e).
3. Wetlands Protection 42 FR 26951	X					No wetlands are located on or near the project site (b).
4. Coastal Zone Plan 16 U.S.C. 1451	X					The project site is not located in a coastal zone (j).
5. Sole Source Aquifers 42 U.S.C. 201, 300(g) and 21 U.S.C. 349	X					No impact to primary drinking water sources is anticipated.
6. Endangered Species 16 U.S.C. 1531	X					The project site is in an urbanized area. No endangered species are located in the area.
7. Wild and Scenic Rivers 16 U.S.C. 1271	X					No wild or scenic rivers are located in the site vicinity (k).

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: 3rd and Woods Mixed Use Construction Project /HMD001

Area of Statutory/ Regulatory Compliance	Not Applicable To this Project	Consultation Required and Completed	Permits Required and Obtained	Project Consistent with Applicable Policies	Conditions and/or Mitigation Actions Required	Note Compliance Documentation
d. Flammable Oper. 24 CFR 51C	X					The project site is not subject to any known flammable operations or explosives (b).
e. Toxic/Radioactivity HUD Notice 79-33					X	The project site is not subject to any known radioactivity (b). A Phase I Environmental Site Assessment was conducted on the project site by DCI Environmental Services in September of 2006 (c). As a result of the former gas station located adjacent to the east of the project site, DCI Environmental Services determined that soil sampling shall be performed prior to site development (c). Pursuant to the determination made by DCI Environmental Services, a Limited Phase II Environmental Site Assessment was conducted on the project site by Converse Consultants in June of 2007 (l). Based on the sampling and analyses of onsite soils, Converse Consultants concluded that in specified locations soil shall be removed and disposed prior to site development.
f. Airport Clear Zones 24 CFR 51D	X					The project site is not in an airport clear zone (a).

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: 3rd and Woods Mixed Use Construction Project /HMD001

Project Modifications and Alternatives Considered:

No unavoidably significant impacts were identified for the proposed project. Therefore, project alternatives or modifications have not been considered.

Mitigation Measures Required:

The following mitigation measures are required:

1. **Archaeological Resources.** In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the APE must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Gabrielino representative should monitor any archaeological field work associated with Native American materials. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.
2. **Hazardous Materials.** In accordance with the Phase II Environmental Assessment for the project site, conducted by Converse Consultants, the following mitigation measures shall be implemented prior to project development:
 - Concentrations of TPH-G in samples from three borings (GP-4, GP-5 and GP-10) at a depth of 5 feet below ground surface (bgs) were reported in excess of the (Maximum Soil Screening Level) MSSL. These samples, as well as the 5-foot sample from GP-11 and the 10-foot sample from GP-4, were reported to contain various VOCs at concentrations exceeding the respective PRG-r values. As a result, soil within the vicinity of these boring shall be removed to a depth of 10 bgs.
 - The concentration of benzene in the soil sample from boring GP-1 at a depth of 15 feet bgs exceeded the PRG-r. Therefore, the soil within a 10-foot by 10-foot area in the vicinity of boring GP-1 to a depth of 20 feet bgs shall be removed and disposed.
 - All remedial activities shall be overseen by the Los Angeles County Fire Department's (LACFD) Site Mitigation Unit in order to obtain a "closure" or "no further action" letter with regards to contaminants identified in the onsite soil.
3. **Noise.** In order to ensure an acceptable interior noise environment at the proposed apartment complex (45 dBA or less), the following shall be included in project design:
 - Air conditioning or a mechanical ventilation system shall be provided so that windows and doors may remain closed.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: 3rd and Woods Mixed Use Construction Project /HMD001

References:

- a. Los Angeles Department of Regional Planning Website, <http://planning.co.la.ca.us>, accessed online March 2006. (ELECTRONIC)
- b. Rincon Consultants, Inc., site visit, March 12, 2007.
- c. DCI Environmental Services, *Phase I Environmental Site Assessment, Commercial Property, 5051 East 3rd Street, East Los Angeles County, California*, September 13, 2006. (PRINTED)
- d. South Coast Air Quality Management District, <http://www.aqmd.gov>, accessed online March 2007. (ELECTRONIC)
- e. San Buena Ventura Research Associates, *Red Cross Mixed Use Construction Project*, March 19, 2007. (PRINTED)
- f. Conejo Archaeological Consultants, *Negative Archaeological Survey Report for the Red Cross Mixed Use Construction Project*, March 20, 2007. (PRINTED)
- g. Thomas Brothers Maps, Los Angeles County, 2002. (PRINTED)
- h. Institute of Transportation Engineers, *Trip Generation*, 7th Edition, 2003.
Project-generated traffic was calculated by multiplying the project size (units) by the applicable trip generation rate. The average daily traffic (ADT) rate for mid-rise apartments (3 to 10 levels) is 3.9 trips per unit and there are 60 proposed units. Therefore, approximately 234 ADT would be generated by the proposed project (3.9×60).
- i. FEMA Mapping Service, <http://www.msc.fema.gov/>, accessed online September 27, 2006. (ELECTRONIC)
- j. California Coastal Commission, www.coastal.ca.gov, accessed online March 2007. (ELECTRONIC)
- k. National Wild and Scenic Rivers System, www.nps.gov/rivers, accessed online March 2007. (ELECTRONIC)
- l. Converse Consultants, *Limited Phase II Environmental Assessment Report, Red Cross (3rd and Woods) 5051 E. 3rd Street, East Los Angeles, California*, June 5, 2007. (PRINTED)

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: 3rd and Woods Mixed Use Construction Project /HMD001

- The concentration of benzene in the soil sample from boring GP-1 at a depth of 15 feet bgs exceeded the PRG-r. Therefore, the soil within a 10-foot by 10-foot area in the vicinity of boring GP-1 to a depth of 20 feet bgs shall be removed and disposed.
 - All remedial activities shall be overseen by the Los Angeles County Fire Department's (LACFD) Site Mitigation Unit in order to obtain a "closure" or "no further action" letter with regards to contaminants identified in the onsite soil.
3. **Noise.** In order to ensure an acceptable interior noise environment at the proposed apartment complex (45 dBA or less), the following shall be included in project design:
- Air conditioning or a mechanical ventilation system shall be provided so that windows and doors may remain closed.
 - Windows and sliding glass doors facing 3rd Street and Woods Avenue shall have a Sound Transmission Class (STC) rating of at least 33, per ANSI specifications.
 - Exterior doors facing 3rd Street and Woods Avenue shall be solid-core with perimeter weather stripping and threshold seals.
4. **Solid Waste Recycling.** Because of ongoing concerns about available landfill capacity, project design shall incorporate space for separate bins for waste and recyclable materials.
5. **Water Supply.** Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design:
- To the degree feasible, landscaped areas shall be designed with drought-tolerant species. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.
 - All new structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.
6. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of Los Angeles County.

Prepared by: Sean Wazlaw

Title: Environmental Planner

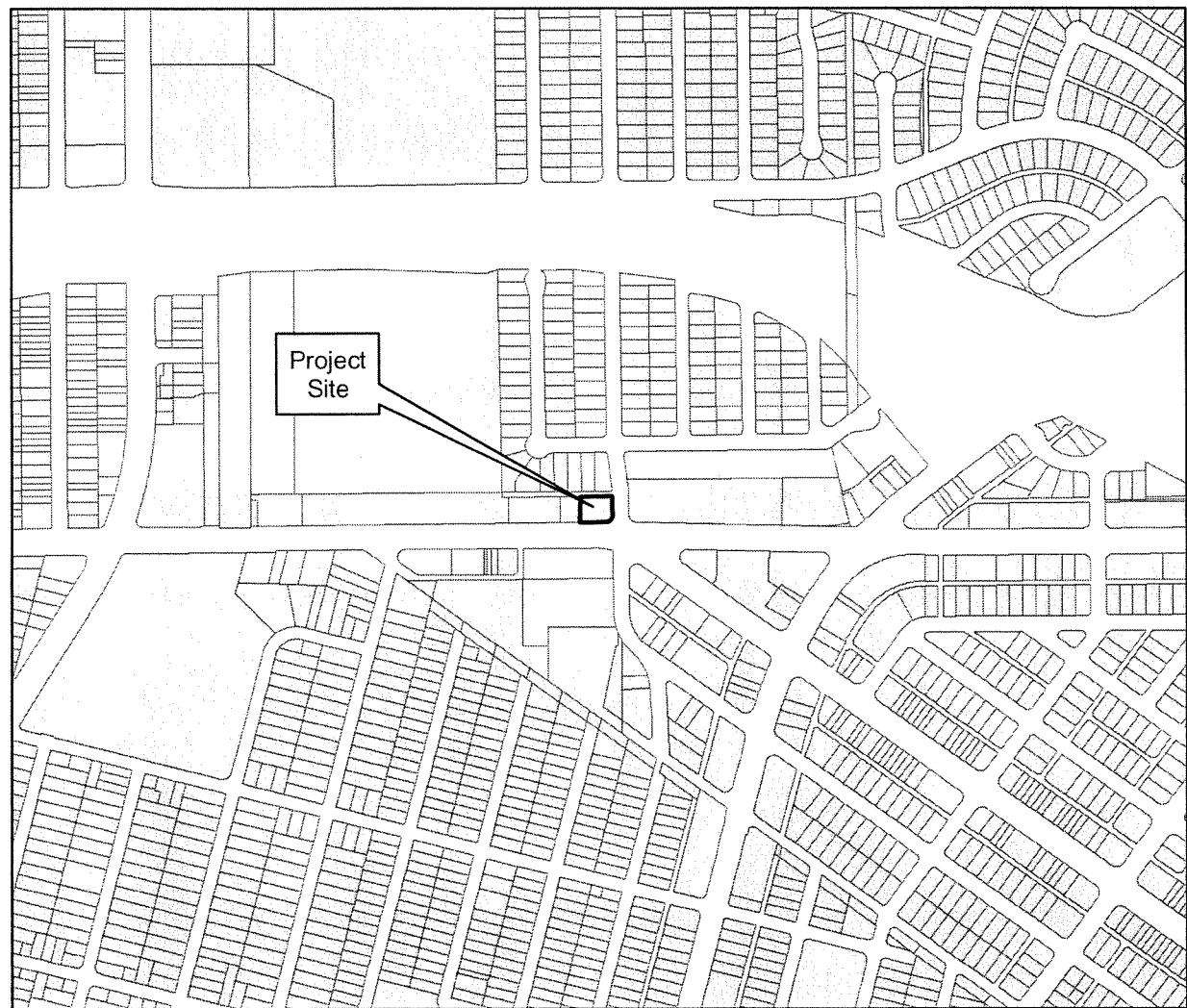
Date: June 27, 2007

Concurred in: Donald Dean


Title: Environmental Officer, CDC

Attachments: Figures, Historic Report, Archeological Report

3rd and Woods Mixed Use Construction Project
Environmental Assessment



Source: Rincon Consultants, Inc., 2007, US Bureau of the Census
TIGER 2000 data, and CIRGIS, 2006.

 Project Boundary



0 250 500 1,000 Feet

Project Location

Figure 2

LACDC



SAN BUENAVENTURA RESEARCH ASSOCIATES

1328 Woodland Drive • Santa Paula CA • 93060

MEMORANDUM

805/525-1909

Fax 805/525-1597

sbra@historicrosources.com

www.historicrosources.com

To: Joe Power, Rincon Consultants, Inc.
From: Judy Triem, San Buenaventura Research Associates
Date: 19 March 2007
Re: Red Cross Mixed Use Construction Project

1. Description of Undertaking

The Los Angeles County Community Development Commission plans to use federal funds to demolish an existing 2-story commercial building and construct an affordable housing and retail building at 5051 E. 3rd Street in unincorporated East Los Angeles. The new 4-story building will provide 60 units of affordable housing in 6 one-bedroom, 35 two-bedroom, and 18 three-bedroom units with surface and underground parking. The ground floor of the development will include approximately 9,000 square feet of commercial space and 2,100 square feet of recreational space. The project will cover approximately 60,000 square feet. [Figure 1]

2. Area of Potential Effect

The Area of Potential Effect (APE) includes the project site itself (APN 5250-003- 901, 902, 903), the adjacent properties and the properties across the street from the project site.

3. Description of Location of Undertaking

The project site contains three parcels, with frontage on Third Street extending to Woods Avenue on the east. The project site contains one two-story modern office building and a parking lot on the east. [Photo 1] Adjacent and west of the project site on Third Street is the Sheriff's Station. [Photo 2]

Adjacent to the project site to the east is Woods Avenue. [Photo 2] Behind the project site is an alley and a residential subdivision from the 1940s and 1950s that faces onto Telford Street. [Photo 3] Across Woods Avenue from the project site is a hospital from the 1980s and later. [Photos 4] Across 3rd Street from the project site is the gas company building dating from the 1930s or later. [Photos 5-6]

4. Historic Resources/National Register Determination

Historical Background

The project site is located in a section of of Los Angeles County known as East Los Angeles, a somewhat indefinite area typically defined as encompassing the land between the Los Angeles River on the west and the cities of Alhambra, Monterey Park and Montebello on the east, the City of Commerce on the south and Glendale on the north. Greater East Los Angeles is composed of numerous, fairly distinct, and mainly unincorporated communities. Among these are Highland Park, El Sereno, Brooklyn Heights, Boyle Heights, Lincoln Heights, and City Terrace. Other, less well-defined portions of the dis-

Red Cross Mixed Use Construction Project (3)

- C. embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded, or may be likely to yield, information important in prehistory or history.

The residential buildings within the APE behind the project site on Telford Avenue and the gas company building on 3rd Street do not appear to be associated with an event that has made a significant contribution to the history of the East Los Angeles community (Criterion A). Although they were part of the early residential development of the region, these buildings do not appear to have played a significant role in this development.

The residences and gas company building within the APE do not appear to be associated with the lives of any significant persons (Criterion B). The buildings do not embody the distinctive characteristics of a type or method of construction (Criterion C). They are ordinary examples of their style and period. Criterion D applies to archaeology and is not relevant in this case.

The minimum age criterion for the National Register of Historic Places (NRHP) is 50 years. Properties less than 50 years old may be eligible for listing on the NRHP if they can be regarded as "exceptional," as defined by the NRHP procedures.

The remaining properties within the APE were all constructed between 1964 and the present day. In order for them to be eligible for the National Register, they would have to be exceptional. None of these buildings can be considered exceptional. They are ordinary commercial and office buildings of their period.

In conclusion, there are presently no known buildings within the APE that are listed or eligible for listing on the National Register of Historic Places.

5. Information from Local Organizations

No information was collected from local organizations. The Greater East Los Angeles Cultural Heritage Survey was reviewed. None of the subject properties were listed in this survey published in 1979.

6. Selected Sources

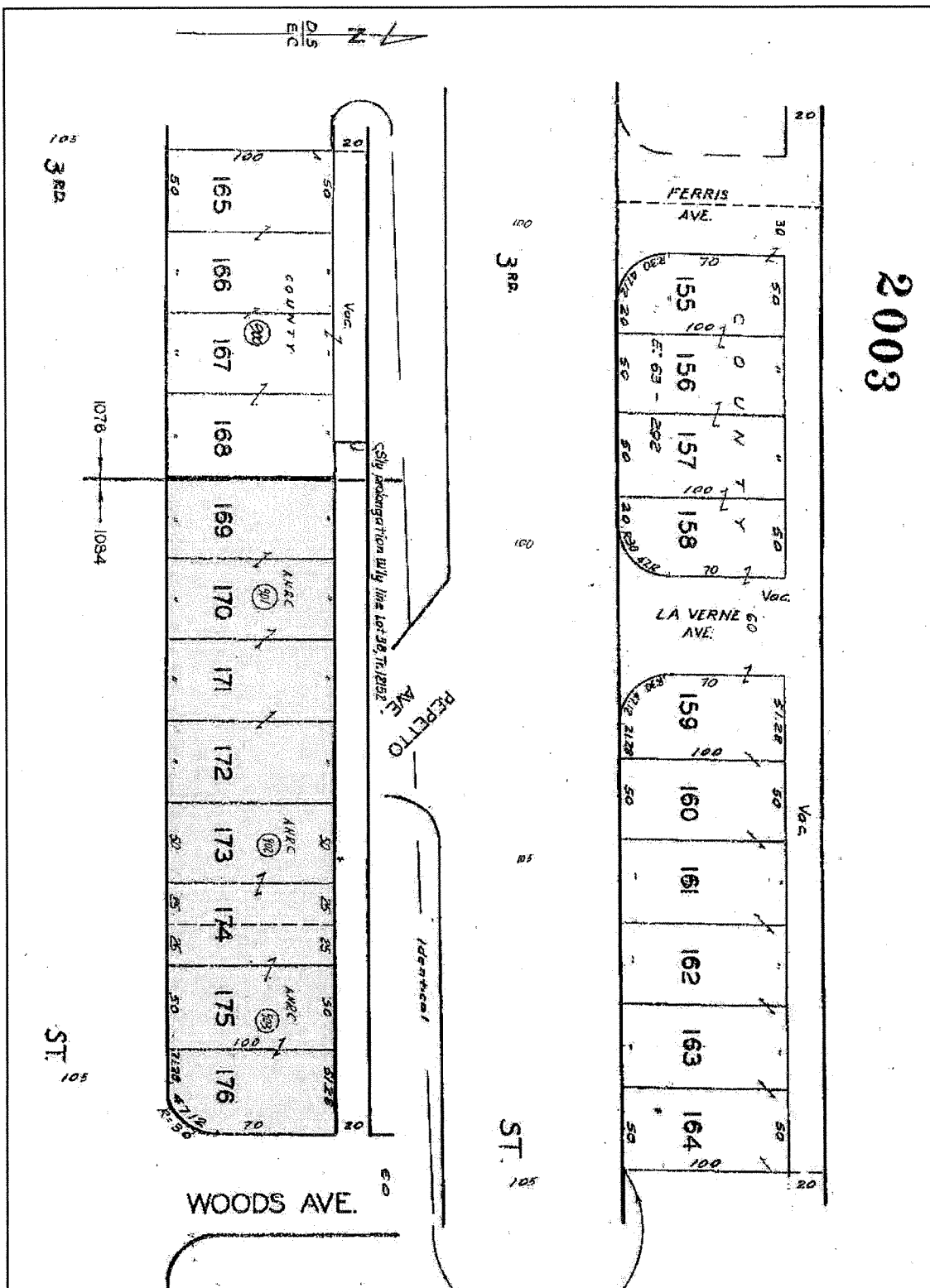
California Historical Landmarks, 1990

Community Research Group. *Completion Report for the Greater East Los Angeles Cultural Heritage Survey*. Los Angeles: The East Los Angeles Community Union, 1979.

DCI Environmental Services. *Phase I Environmental Site Assessment for Commercial Property 5051 E. 3rd Street, Los Angeles, CA 90022*. September 2006.

Ethnic Survey, Los Angeles County entries.

Federal Register Listings through January, 2006



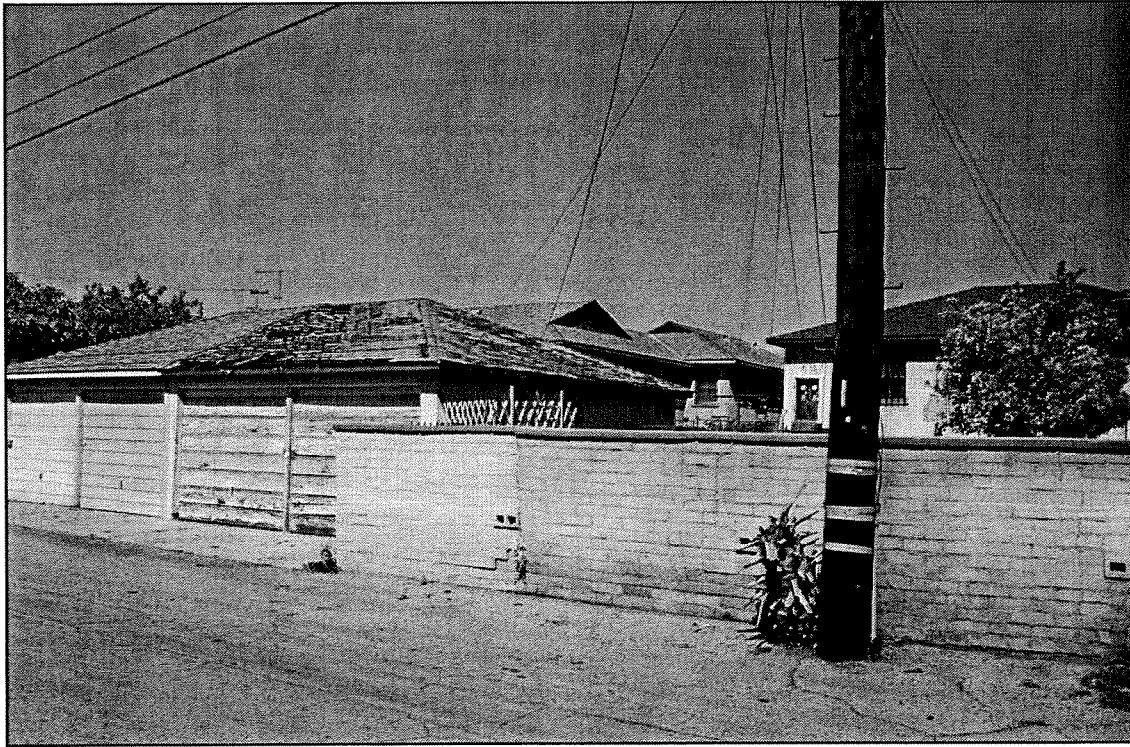


Photo 3. Buildings behind project site, on the north [12 March 2007]



Photo 4. Buildings across Woods Ave. from project site, Kaiser Permanente [12 March 2007]



**NEGATIVE ARCHAEOLOGICAL SURVEY REPORT
OF AN APPROXIMATE 0.95-ACRE AREA FOR THE
RED CROSS MIXED USE CONSTRUCTION PROJECT
5051 EAST 3rd STREET
UNINCORPORATED EAST LOS ANGELES COUNTY,
CALIFORNIA
(USGS 7.5' Los Angeles Quadrangle)**

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Document No. 07-223

March 20, 2007

development to the south, and by a Los Angeles County Sheriff Station to the west.

A 2-story commercial building and associated parking lot are currently located on the subject property. Where not built or paved over the property is landscaped. There are no stands of native vegetation within or adjacent to the project APE. No natural drainages occur within or adjacent to the project APE.

Cultural Environment:

Prehistory. The project site lies within the historic territory of the Native American group known as the Gabrielino, one of the wealthiest, most populous, and most powerful ethnic nationalities in aboriginal southern California (Bean and Smith 1978). The Gabrielino followed a sophisticated hunter-gatherer lifestyle, and were a deeply spiritual people (McCawley 1996). The Gabrielino territory included the Los Angeles Basin (which includes the watersheds of the Los Angeles, San Gabriel, and Santa Ana Rivers), the coast from Aliso Creek in the south to Topanga Creek in the north, and the four southern Channel Islands. For in depth information on the Gabrielino, the reader is referred to McCawley's (1996) *The First Angelinos, The Gabrielino Indians of Los Angeles*.

History. The following historic use of the project APE is based on information provided in the Phase I Environmental Site Assessment (ESA) prepared by DCI Environmental Services (2006). The ESA included a review of aerial photographs, Sanborn Fire Insurance Maps, USGS 7.5' Topographic Maps, and building records, and is summarized below.

Historic aerial photographs indicate that the subject property in 1928 was fallow land. In 1938 the project APE and surrounding lands were planted in citrus groves. By 1953, orchards to the north of the APE were replaced by residential development and to the south of E.3rd Street by commercial development. A small building (likely a service station) is located within the eastern end of the APE in 1953. In 1960 a building is located in the central portion of the APE and the smaller structure previously noted is gone. The central building is still present and a new smaller structure is located at the eastern end of the property in 1968, 1971 and 1976 aerial photographss. In the 1982 aerial photograph the current existing structure on the subject property is present and the two previous structures were no longer present. The 1994 and 2002 aerial photographs show little change from the 1982 aerial photograph.

Historic Sanborn Fire Insurance Maps were not found for the project APE. Review of the 1925 USGS 7.5' Topographic Map shows the subject site as vacant land, possibly in agricultural use.

survey was not feasible. Instead all visible ground surfaces within the landscaped areas were closely inspected. Within the landscaped areas ground surface visibility was generally. The soil on the project site was a silty sand. No prehistoric or historic archaeological resources were observed. However, the lack of ground surface visibility across the vast majority of the APE rendered the survey results inconclusive as to the absence of prehistoric or historic resources.


The project APE has been extensively disturbed by grading and trenching associated with the construction and demolition of various structures, including the burial and removal of gas tanks.

VI. REMARKS

Although survey efforts were limited by development of the project APE, based on the SCCIC record search results and the extent of past ground disturbances on the property, no impact to archaeological resources is anticipated from project development. Therefore, no further archaeological investigation is warranted prior to project implementation as long as the following two recommendations are included as conditions of project approval.

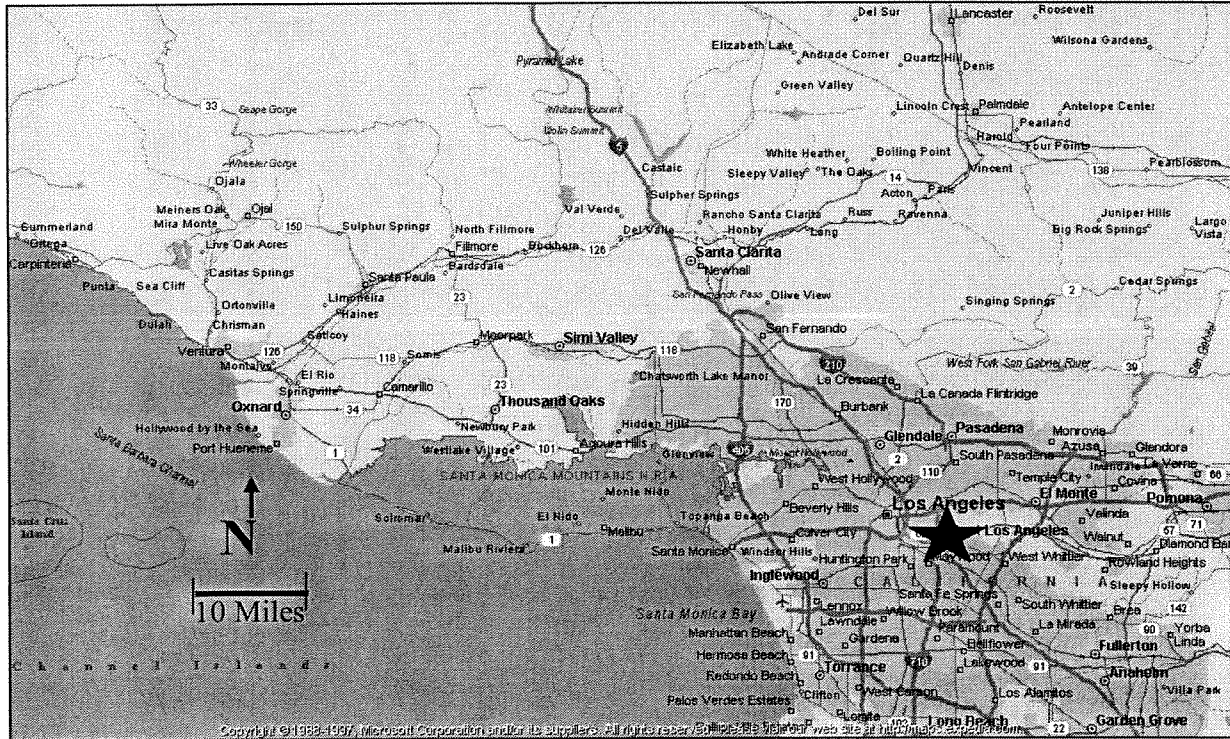
1. In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the APE must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Gabrielino representative should monitor any archaeological field work associated with Native American materials.
2. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.

VII. CERTIFICATION

Prepared By: Mary K. Maki	Title: Principal Investigator	Qualification: RPA Certified 17 Years So. CA arch experience
Signature: 		Date: March 20, 2007

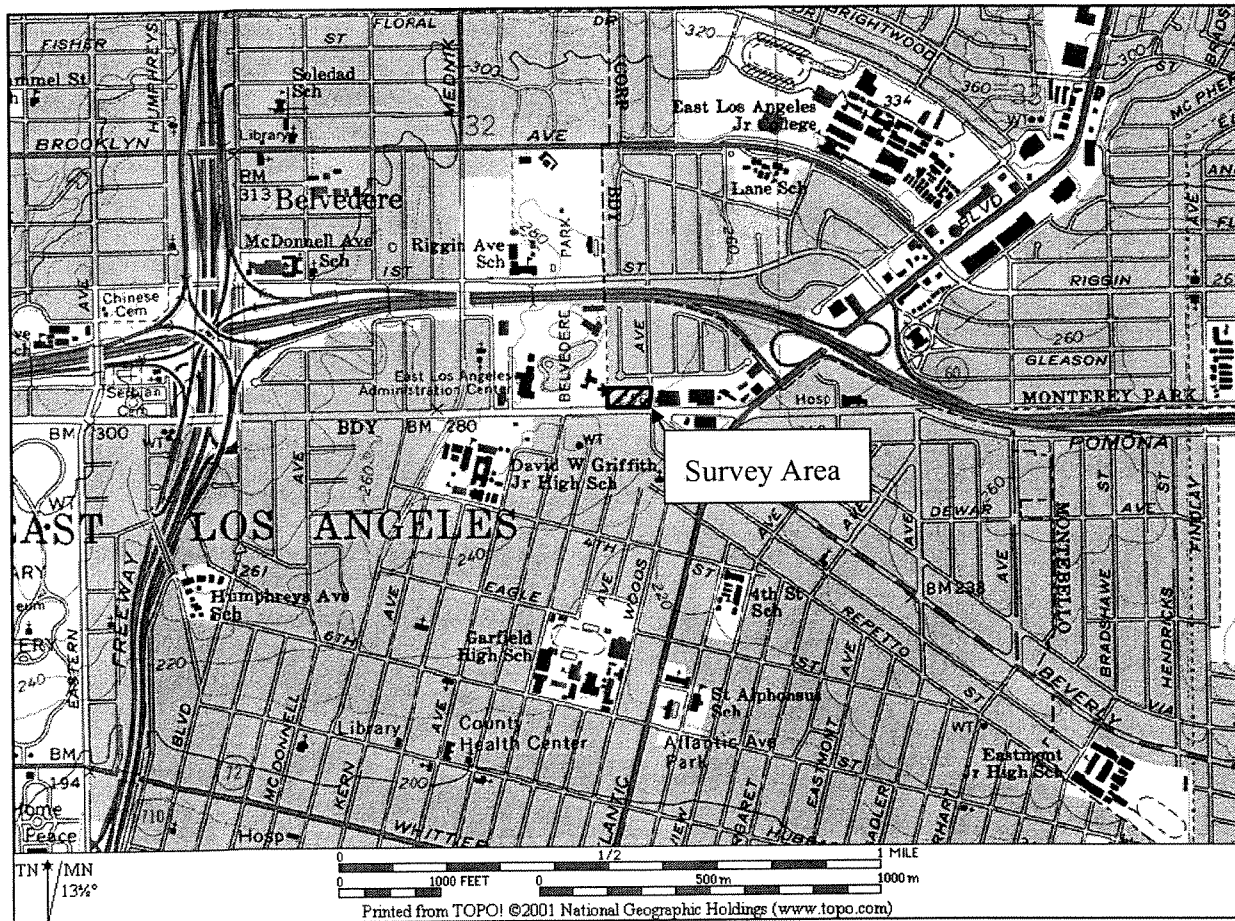
VIII. MAPS

Project Vicinity ☒ USGS 7.5' Los Angeles Quadrangle ☒ Archaeological APE/APN ☒



PROJECT VICINITY MAP
Red Cross Mixed Use Construction Project
5051 E. 3rd Street
East Los Angeles, Los Angeles County

Exhibit 1



Source: USGS 7.5' Los Angeles Quadrangle, 1966, photorevised 1981, minor revisions 1994

ARCHAEOLOGICAL SURVEY AREA
Red Cross Mixed Use Construction Project
5051 E. 3rd Street
East Los Angeles, Los Angeles County

Exhibit 3

3rd and Woods
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
Historic, Cultural, and Archaeological							
Resources							
No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. A Gabrieline representative should monitor any excavation associated with Native American materials. After the find has been appropriately mitigated, work in the area may resume. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.	Field verification during construction	Throughout construction	Periodically during construction	CDC			
Hazardous Materials							
In accordance with the Phase II Environmental Site Assessment for the project site, conducted by Converse Consultants, the following mitigation measures shall be implemented prior to project development: <ul style="list-style-type: none">Concentrations of TPH-G in samples from three borings (GP-4, GP-5 and GP-10) at a depth of 5 feet below ground surface (bgs) were reported in excess of the (Maximum Soil Screening Level) MSSL. These samples, as well as the 5-foot sample from GP-11 and the 10-foot sample from GP-4, were reported to contain various VOCs at concentrations exceeding the respective PRG-I values. As a result, soil within the	Prior to construction	Completion of remedial activities	Once	CDC			

Key: CDC - Los Angeles County Community Development Commission

Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
capacity, project design shall incorporate space for separate bins for waste and recyclable materials.	design include recycling features	construction phase					
Water Supply							
Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design:	Verification that project design include water conserving features	Prior to construction phase	Once	CDC			
a. Landscaped areas shall be designed with drought-tolerant species, minimizing to 50% areas dedicated to turf. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice. b. Structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.							
Additional Modifications							
Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission of the County of Los Angeles. Any modifications must continue to satisfy the requirements of NEPA and CEQA, as determined by the County.							

Key: CDC – Los Angeles County Community Development Commission